



FAIRFAX COUNTY PARK AUTHORITY
BOARD AGENDA



June 28, 2006

PUBLIC SESSION

7:30 PM ADMINISTRATIVE ITEMS

- (CW) ADMIN-1 Adoption of Minutes – June 14, 2006 Park Authority Board Meeting
- (SU) ADMIN-2 Approval – Request for Land Dedication for RZ/FDP 2006-SU-007 EDS/Lincoln Property Company
- (MV) ADMIN-3 Approval – Request for Land Dedication for RZ/FDP 2005-MV-036 Kings Crossing

7:45 PM ACTION ITEMS

- (SU) A-1 Approval - Residential Rental Property Rate for Mount Gilead House
- (HM) A-2 Renaming of Fox Mill District Park as Fred Crabtree Park
- (MV) A-3 Lorton Road Alignment in Laurel Hill
- (SP) A-4 Contract Award – Design Services for North Twin Lakes Dam Repair
- (HM,MV,P) A-5 Scope Approval – Grouped Athletic Field Lighting – Baron Cameron Park, Martin Luther King, Jr. Park and Nottoway Park
- (P) A-6 Scope Expansion – Providence RECenter HVAC Improvements
- (M) A-7 Approval – Lease Agreements with Arts Council of Fairfax County and the Northern Virginia Conservation Trust for Fred M. Packard Center

8:15 PM INFORMATION ITEMS

- (CW) I-1 Board Meeting Schedule
- (CW) I-2 Transfer of Lake Accotink and Lake Fairfax to Leisure and Wellness Branch
- (CW) I-3 Deferred Revenue and Management of Expiring Passes
- (SU) I-4 Cub Run RECenter Update – Follow-up on Outstanding Post-construction Issues

8:30 PM CHAIRMAN'S MATTERS

8:35 PM DIRECTOR'S MATTERS

8:40 PM COMMITTEE REPORTS / SPECIAL ASSIGNMENTS / BOARD MATTERS

8:55 PM CLOSED SESSION

- Land Acquisition Matters
- Adoption of Closed Session Minutes – June 14, 2006

9:15 PM ADJOURNMENT

Board Agenda Item
June 28, 2006

ADMINISTRATIVE - 1

Adoption of Minutes – June 14, 2006 Park Authority Board Meeting

ISSUE:

Approval of the minutes of the June 14, 2006 Park Authority Board meeting.

RECOMMENDATION:

The Park Authority Director recommends approval of the minutes of the June 14, 2006 Park Authority Board meeting.

TIMING:

Board action is requested on June 28, 2006.

FISCAL IMPACT:

None

ENCLOSED DOCUMENT:

Attachment 1: Minutes of the June 14, 2006 Park Authority Board meeting

STAFF:

Michael A. Kane, Director
Timothy K. White, Chief Operating Officer
Nancy L. Brumit, Administrative Assistant

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**Fairfax County Park Authority
Board Meeting
June 14, 2006**

The Chairman convened the meeting at 8:17 p.m. at Park Authority Headquarters, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Board Members

Harold L. Strickland, Chairman
Joanne E. Malone, Vice Chairman
Frank S. Vajda, Secretary-Treasurer
Edward R. Batten, Sr.
William G. Bouie¹
Kevin J. Fay¹
Kenneth G. Feng²
Harry Glasgow
Georgette Kohler
George E. Lovelace¹
Gilbert S. McCutcheon
Winifred S. Shapiro

Staff

Michael A. Kane, Director
Timothy K. White, Deputy Director
Nancy L. Brumit, Administrative Assistant

Leslie Amiri
Bob Brennan
Todd Johnson
Elisa Lueck
Cindy Messinger
Miriam Morrison
Judy Pedersen
Lynn Tadlock

¹Board Members Absent

²Arrived at 8:35 p.m.

Ray Alexander
John Hopkins
Bill Hellwig
Daphne Hutchinson
Matthew Kaiser
Ann Korzeniewski
Barbara Nugent
Ron Pearson
Kay Rutledge
Don Sweeney
Bethany Timmes

Guests: Neighbors of the White Horticultural Park: Howard Landon
Susan and Dick Carpenter

AGENDA CHANGES

Mr. Strickland asked if there were any changes to the Agenda. Mr. Kane requested that ADMIN-1 Resolution Honoring Timothy K. White for his Leadership on the TrailFest Project, ADMIN-2 Resolution Honoring the TrailFest Project Steering Committee, ADMIN-3 Resolution Honoring Staff for their Efforts on the TrailFest Project and A-3 Renaming of Field at Great Falls Nike Park in Memory of Vanessa Pean. With these additions to the Agenda, Mr. Strickland announced that he would proceed with the Agenda as publicized. **There were no objections from the Park Authority Board.**

ADMINISTRATIVE ITEMS**ADMIN - 1** Resolution Honoring Timothy K. White for his Leadership on the TrailFest Project

Ms. Malone **MOVED** the Park Authority Board approve the resolution honoring Timothy K. White for his leadership on the TrailFest Project;

AND

ADMIN - 2 Resolution Honoring the TrailFest Project Steering Committee

Ms. Malone **MOVED** the Park Authority Board approve the resolutions honoring the TrailFest Steering Committee;

AND

ADMIN - 3 Resolution Honoring Staff for their Efforts on the TrailFest Project

Ms. Malone **MOVED** the Park Authority Board approve the resolutions honoring staff for their efforts on the TrailFest Project.

The **MOTIONS** were **SECONDED** by Mr. Glasgow and **APPROVED** with Messrs. Bouie, Fay, and Lovelace being absent and Mr. Feng had not arrived yet.

PRESENTATIONS: Mr. Kane read the resolutions and Mr. Strickland presented the Resolutions to Tim White, Robert Brennan, Bill Hellwig, John Hopkins, Daphne Hutchinson, Todd Johnson, Ann Korzeniewski, Cindy Messinger, Miriam Morrison, Ron Pearson and Judy Pedersen.

Mr. Kane will present the remaining resolutions to staff at a later date.

ADMIN - 4 **Adoption of Minutes - May 24, 2006, Park Authority Board Meeting**

Mr. Vajda **MOVED** the Park Authority Board accept the minutes of the May 24, 2006 Park Authority Board meeting; **SECONDED** by Mr. Batten and **APPROVED** with Messrs. Bouie, Fay, and Lovelace being absent and Mr. Feng had not arrived yet. Being absent from the May 24, 2006 Park Authority Board Meeting, Ms. Kohler and Mrs. Shapiro **ABSTAINED** from the vote. There was no discussion on this item.

ACTION ITEMS

A-1 Scope Approval - Turkeycock Run Stream Restoration

This item was reviewed by the Resource Management Committee on May 24, 2006 and was approved for submission to the Park Authority Board.

Mr. Batten **MOVED** the Park Authority Board approve the project scope to construct stream improvements to Turkeycock Run at Green Spring Gardens; **SECONDED** by Ms. Malone and **APPROVED** with Messrs. Bouie, Fay, and Lovelace being absent and Mr. Feng had not arrived yet. There was no discussion on this item.

A-2 Authorization to Hold a Public Hearing on the Proposed General Management Plan and Conceptual Development Plan for South Railroad Street Park

This item was reviewed by the Planning and Development Committee on June 14, 2006 and was approved for submission to the Park Authority Board.

Mr. Glasgow **MOVED** the Park Authority Board authorize holding a public hearing to present the proposed General Management Plan and Conceptual Development Plan for South Railroad Street Park to the public; **SECONDED** by Mr. Batten and **APPROVED** with Messrs. Bouie, Fay, and Lovelace being absent and Mr. Feng had not arrived yet. There was no discussion on this item.

A-3 Renaming of Field at Great Falls Nike Park in Honor of Vanessa Pean

This item was reviewed by the Planning and Development Committee on June 14, 2006 and was approved for submission to the Park Authority Board.

Mr. Batten **MOVED** the Park Authority Board rename rectangular field # 7 at Great Falls Nike Park in honor of Vanessa Pean subject to concurrence and support from the Dranesville District Supervisor; **SECONDED** by Mr. Glasgow and **APPROVED** with Messrs. Bouie, Fay, and Lovelace being absent and Mr. Feng had not arrived yet.

INFORMATION ITEMS**I-1 Change to Policy 405 - Rental Properties on Parkland**

This item was reviewed by the Administration, Management and Budget Committee on May 24, 2006 and was approved for submission to the Park Authority Board.

The board reviewed the item regarding Change to Policy 405 - Rental Properties on Parkland. No action was necessary. There was no discussion on this item.

I-2 Quarterly Stewardship Update

This item was reviewed by the Resource Management Committee on May 24, 2006 and was approved for submission to the Park Authority Board.

The board reviewed the item regarding Quarterly Stewardship Update. No action was necessary. There was no discussion on this item.

CHAIRMAN'S MATTERS

- **Saturday, June 3, 2006 Park Authority Board Retreat**

Mr. Strickland thanked the Board Members who attended the June 3, 2006 Park Authority Board Retreat. Mr. Strickland stated that staff did a yeoman's job on the Strategic Plan particularly where the Park Authority is headed, the timeline, and discussing the scorecard and how we are going to get there. Mr. Strickland commended staff for their work on the FY08 Budget issues. Board Members in attendance were Ms. Malone, Mr. Vajda, Mr. McCutcheon, Mr. Feng, Mr. Batten, Mr. Glasgow and Mr. Bouie. Leadership Team Members in attendance were Tim White, Charlie Bittenbring, Bob Brennan, Nick Duray, John Finegan, Cindy Messinger, Miriam Morrison, Lynn Tadlock, Elisa Lueck, Leslie Amiri, Sandy Stallman and Todd Johnson.

- **Dedication – Marina Area Boardwalk at Lake Fairfax**

Mr. Strickland announced that there was a ribbon-cutting for the Marina Area Boardwalk at Lake Fairfax on June 3, 2006. Mr. Strickland commended Ms. Pedersen for a job well done. Mr. Strickland stated that the Chairman of the Board of Supervisors stated (in public) that this is the best Park Authority Board that there has ever been.

Mr. Strickland stated that Chairman Connolly was very complimentary of the past ribbon-cuttings that he has attended and this one on the waterfront was very beautiful and the Chairman was very pleased.

- **Athletic Council**

Mr. Strickland announced that he would be attending the June 21, 2006 Athletic Council meeting to brief them on the synthetic turf effort that we have been talking about and the upcoming bond. Mr. Strickland reported that he briefed the Athletic Council Officers and received positive feed back. The Athletic Council Officers feel that if we can hold our costs and hold our timeline then they are with us. Mr. Strickland feels the Athletic Council is going to support this bond.

- **Elly Doyle Nominations**

Mr. Strickland reminded Board Members to submit their nominations to Ms. Pedersen before July 7, 2006. Board Members needing more information or assistance should contact Ms. Pedersen. Ms. Pedersen announced that on June 28, 2006 there will be an Elly Doyle Committee meeting.

- **Park Authority Board Picnic in the Park**

Mr. Strickland requested Board Members input regarding the Park Authority Board hosting a picnic at Riverbend Park in early August or early September. The Park Authority would invite the Board of Supervisors, members of the School Board, members of the Planning Commission and some other key folks. Please contact Mr. Kane with your suggestions.

DIRECTOR'S MATTERS

- **Remains of Civil War Soldiers Transported to Massachusetts**

Mr. Kane reported that on June 9, 2006 Mike Johnson and CK Gailey of the Cultural Resource Management and Protection Section transported the remains of six Civil War soldiers to Massachusetts for re-interment on Saturday, June 10, 2006 at the Massachusetts National Cemetery located in Bourne at the western end of Cape Cod.

The six Civil War soldiers were found in the 1990s on property being developed as a McDonalds Restaurant in Centreville. In 1997, Park Authority archaeologists were asked to relocate the graves. Following the Virginia Antiquities Act, staff obtained the proper permits from the state. The artifacts were brought to the James Lee Center for analysis and the human remains were sent to the Smithsonian. Extensive research in the soldiers' identities was conducted by CK Gailey, the late Pat Gallagher, Park Authority volunteers, and by citizen Dalton Rector. Research indicates that these individuals died at the Battle of Blackburn's Ford 145 years ago and were from the First Regiment Massachusetts Volunteer Infantry.

Through a partnership with the Massachusetts Sons of Union Veterans, arrangements were made to have the soldiers re-interred. Staff was met at the Massachusetts border and escorted by members of the Sons of Union Veterans in period costume. The Cinsigli/Regerio Funeral Home in Milford, Massachusetts donated six coffins. Civil War re-enactors formed an honor guard and attended the soldiers overnight until they were brought to the cemetery the following morning.

The 1½ hour long ceremony followed the Grand Army of the Republic (GAR) protocol, which would have been used in Civil War time. The coffins, draped in Civil War period flags were escorted to the gravesite by Union and confederate re-enactors. A fife and drum corps led the procession. Even in the pouring rain, the funeral ceremony was very poignant.

At the ceremony's conclusion, eight re-enactors fired three volleys of period muskets to honor the fallen soldiers.

Approximately 350 people attended the ceremony including more than 75 airmen lead by a Brigadier General; more than 50 members of the Sons of Union Veterans; auxiliary members of the Sons of Union Veterans dressed in mourning; a ceremonial unit of the Massachusetts Army National Guard; representatives of the Veterans of Foreign Wars and the American Legion, as well as spectators and members of the press.

- **Celebrate Fairfax! (Fairfax Fair)**

Mr. Kane announced that the Park Authority was well represented at Celebrate Fairfax on June 9 through 11, 2006 as the Planning and Development Division worked side-by-side with the Public Information Office to present a hands-on, computer assisted opportunity for citizens to understand the planning process. Several dozens of citizens participated in the planning elements, hundreds of kids took a chance at answering questions about the Park Authority for prizes, and three Supervisors and one Park Authority Board Member stopped by to view the display.

Through the magic of computer aided drafting and tabletop maps, visitors had a chance to sit with staff and design the park of their dreams. As they added soccer fields and amphitheaters, it took little time for them to realize that parking and bathrooms, plus a buffer between the park and houses would need to be added. What looked relatively simple became much more complicated.

The effort was spearheaded by Sarah Ridgely of Planning and Development Division, who took the concept and ran with it. Also assisting from a variety of divisions were Mike Baird, Kelly Davis, Bobby Bernier, Andi Dorlester, Sherry Frear, Irish Grandfield, Jatinder Kaur, Barbara Nugent, Janet Rahman, Sandy Stallman, Lynn Tadlock and Judy Pedersen.

- **Lake Accotink Dredging Status Update (Braddock District)**

Mr. Kane provided the following status update on the Lake Accotink Dredging:

1. The Department of Public Works and Environmental Services (DPWES) issued a Notice to Proceed to Mobile Dredging and Pumping on September 29, 2005.
2. Mobilization began in October 2005.
3. Contractor started installing the pipe line beginning at the Lake in January 2006
4. An issue arose concerning the easement to cross the railroad in February 2006.
5. The easement issue to cross the railroad was resolved in April 2006.
6. The pipe line installation was completed in May 2006.
7. The pump start-up began June 5, 2006.

8. Testing of the pipe line began on June 12, 2006, and as of the morning of June 14, 2006 was complete.
9. Dredging is scheduled to begin the afternoon of June 14, 2006.
10. DPWES is anticipating the project to be substantially complete in the spring of 2007.

- **Introduction of New Employee in the Public Information Office**

Mr. Kane asked Ms. Pedersen to introduce her new employee. Ms. Pedersen introduced Matthew Kaiser and stated that Matthew is a graduate of Iowa State University with a double major in Fine Arts and Advertising.

On behalf of the Park Authority Board, Mr. Strickland welcomed Matthew to the agency.

COMMITTEE REPORTS AND SPECIAL ASSIGNMENTS FOR THE RECORD

NOTE: No committee minutes were entered FOR THE RECORD at this meeting. Committee minutes are entered FOR THE RECORD during the second Park Authority Board meeting each month.

BOARD MATTERS

- **Joanne E. Malone**

Ms. Malone reported that she had attended the Nottoway Nights Concert performance of the *Seldom Scene* group on Thursday, June 8, 2006 and it was a great night and a wonderful performance. Ms. Malone invited Board Members to attend the concert series every Thursday evening at Nottoway Park from 7:30 to 8:30 p.m.

- **Frank S. Vajda**

Mr. Vajda announced that the closing for the public comment period for the White Horticultural Park was June 8, 2006. Mr. Vajda invited Board Members to read a summary of the public comments that were received, which is on the Park Authority's website. Board Members needing more information should contact Sandy Stallman. Mr. Vajda reported that the July 12, 2006 Planning and Development Committee meeting will be considering the draft master plan for the White Horticultural Park.

Mr. Vajda reported that he had attended Celebrate Fairfax (Fairfax Fair) and visited the Park Authority's booth and was very impressed. Mr. Vajda stated that he was very impressed with Sarah Ridgely, who demonstrated and assisted him in the design for "his" park. Ms. Ridgely was an intern for the Park Authority and is now a permanent employee in Planning and Development Division. Mr. Vajda requested staff to provide a Board briefing on the new computerized technology for the park planning process.

- **Gilbert S. McCutcheon**

Mr. McCutcheon had no Board Matters.

- **Winifred S. Shapiro**

Mrs. Shapiro reported that on Sunday, June 4, 2006 the Cardboard Boat Regatta was held at Lake Accotink Park. Although Mr. Lovelace was absent, Mrs. Shapiro thanked him for being a judge along with Supervisor Bulova and herself.

Mr. Batten expressed his regrets for being unable to make the boat regatta this year.

Mrs. Shapiro requested that staff contact the Virginia Railway Express Rider Newsletter to let them know that the black piping alongside the tracks is connected to the Lake Accotink Dredging Project. Some of the passengers have inquired about the pipe via the railroad newsletter's and the newsletter's reply was that they did not know. Ms. Pedersen will send them a copy of the press release for the Lake Accotink Dredging Project.

- **Kenneth G. Feng**

Mr. Feng apologized for arriving late this evening.

Although Mr. Feng recently retired from the Federal Government, he announced that he is working for MVM, which is headed by former Park Authority Board Member Dario Marquez.

Mr. Feng regretted missing the Planning and Development Committee meeting, which discussed the Twin Lakes Dam Project and the Club House at Laurel Hill Park. Board Members assured Mr. Feng that the Twin Lakes Dam Project is moving forward; however there are some contract issues to be resolved for the Club House Project at Laurel Hill Park.

- **Kevin J. Fay**

Mr. Fay was absent.

- **Edward R. Batten, Sr.**

Mr. Batten announced that he had attended the Awards and Recognition Ceremony for the Volunteers at Huntley Meadows Park on Sunday, June 11, 2006. Mr. Batten reported he had the best time ever.

- **Georgette Kohler**

Ms. Kohler had no Board Matters.

- **George E. Lovelace**

Mr. Lovelace was absent.

- **Harrison A. Glasgow**

Mr. Glasgow reported that the June 1, 2006 Washington Post – Fairfax Extra issue is mostly devoted to Riverbend Park featuring the Stewardship Award winners Marty Smith and Karen Sheffield (on the cover). This was a magnificent article that not only talked about Karen and Marty and their work on the Potomac Gorge but it also listed all the Park Authority's Stewardship Award winners from the ceremony at Frying Pan Park.

Mr. Glasgow announced that two of the Park Authority's friends on the Athletic Council have been named Lord and Lady Fairfax. Lulu Bower from Lee District has been named Lady Fairfax and Roger Simms from Springfield District has been named Lord Fairfax.

- **William G. Bouie**

Mr. Bouie was absent.

CLOSED SESSION

At 8:50 p.m. Mr. Vajda **MOVED** the Park Authority Board convene in closed session for

- a. Discussion of the acquisition or disposition of real property for a public purpose, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of this public body in **all Magisterial Districts** pursuant to Virginia Code 2.2 – 3711(A)(3)
- b. Discussion of Closed Session Minutes dated **May 24, 2006** pursuant to Virginia Code 2.2.3712(H).

The MOTION was **SECONDED** by Mr. Glasgow and **APPROVED** with Messrs. Bouie, Fay, and Lovelace being absent.

- Update on Land Acquisition in the Sully District
- Update on the Park Authority Land Acquisition Program (Countywide)
- Closed Session Minutes dated May 24, 2006

Land Acquisition Matters and Closed Session Minutes were discussed.

At 9:05 p.m. Mr. Vajda **MOVED** the Park Authority Board return to the Open Session; **SECONDED** by Mr. Feng and **APPROVED** with Messrs. Bouie, Fay, and Lovelace being absent.

CERTIFICATION OF CLOSED SESSION

Mr. Vajda **MOVED** the Park Authority Board certify that, to the best of our knowledge, only public business matters lawfully exempted from open meeting requirements under Virginia Code 2.2-3712 and only such public business matters as were identified in the motion by which the closed meeting was convened were heard, discussed or considered in the meeting by the Board; **SECONDED** by Mr. Glasgow **APPROVED** with Messrs. Bouie, Fay, and Lovelace being absent.

ACTIONS FROM CLOSED SESSION

NOTE: For consistency in reporting and future research, the Administrative Assistant keeps all items in numerical order as discussed during Closed Session.

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- C-1 Update on Land Acquisition in the Sully District**
Ms. Malone **MOVED** the Park Authority Board sign the land acquisition resolution as discussed in Closed Session; **SECONDED** by Mr. Glasgow and **APPROVED** with Messrs. Bouie, Fay, and Lovelace being absent.
- C-2 2006 Bond Land Acquisition Program**
There was no action on this item.
- C-3. Closed Session Minutes dated May 24, 2006**
Mr. Glasgow **MOVED** the Park Authority Board accept the Closed Session Minutes dated May 24, 2006; **SECONDED** by Mr. Vajda and **APPROVED** with Messrs. Bouie, Fay, and Lovelace being absent. Being absent from the May 24, 2006 Park Authority Board Meeting, Ms. Kohler and Mrs. Shapiro **ABSTAINED** from the vote. There was no discussion on this item.

ADJOURNMENT

At 9:06 p.m. Ms. Malone **MOVED** that the Park Authority Board meeting be adjourned;
SECONDED by Mr. Vajda and **APPROVED** with Messrs. Bouie, Fay, and Lovelace being
absent.

Minutes Approved at Meeting
on

Frank S. Vajda
Secretary-Treasurer

Michael A. Kane, Director

Park Authority Board Minutes prepared by

Nancy L. Brumit, Administrative Assistant

ADMINISTRATIVE - 2

Approval – Request for Land Dedication for RZ/FDP 2006-SU-007 EDS/Lincoln Property Company (Sully District)

ISSUE:

Approval of staff comments pertaining to the rezoning application for RZ/FDP 2006-SU-007 EDS/Lincoln Properties Company, located on Tax Maps 24-4 ((1)) 6B (portion) and 6C (Vicinity Map, Attachment 1). The Development Plan proposes rezoning of 67.38 acres of property in the Dulles Suburban Center to mixed-use development (Proposed Development, Attachment 2). The development will add approximately 2,716 new residents and 745,000 square feet of new commercial space to the Sully Supervisory District. The Development Plan also shows a proposed 12.5 acre Athletic Field Area that includes three diamond fields, one rectangle field, a playground area and parking for up to 200 cars (Requested Dedication, Attachment 3).

RECOMMENDATION:

The Park Authority Director recommends approval of the following summary comments regarding RZ/FDP 2006-SU-007 EDS/Lincoln Properties Company:

- The Park Authority requests that the applicant construct and dedicate to the Park Authority an athletic field complex with three diamond and two rectangle fields near the proposed mixed-use development.
 - The applicant should work with Park Authority staff to determine the best arrangement of fields and design of the park.
 - All facilities in the proposed park must be developed to Park Authority standards to promote safety and accessibility and for efficient and cost-effective maintenance. The following features should be included: overrun areas, warm up areas, drainage areas, accessible trails, concrete pads, bleachers and containment fences and nets.
 - To extend playability, the applicant should provide synthetic turf on the rectangle fields and lighting on all fields. Natural turf fields should be equipped with an irrigation system.
 - A playground to serve a range of ages and small picnic area should be included to provide complementary passive recreation opportunities.
-

- Permanent bathroom facilities should be provided.
- A minimum of 260 parking spaces should be provided, either onsite, or as part of the adjacent mixed-use development.

TIMING:

Board action is requested on June 28, 2006. It is anticipated that the Planning Commission will be scheduling a public hearing to review this case in the fall.

BACKGROUND:

Approximately 25 acres of the subject property have been developed with ten (10) athletic fields and used for the past nine years by the Chantilly Youth Association to serve the recreational needs of the existing surrounding communities. The proposed mixed-use development will eliminate this facility, and will place additional pressure on the existing facilities of the Park Authority. This will be compounded by the addition of 970 dwelling units in the new development. The inclusion of an Athletic Field Area on the Conceptual Development Plan begins to address the additional demand created by the proposed new residential development, as well as the loss of existing recreational facilities in the Sully District.

On May 15, 2006, the Fairfax County Board of Supervisors adopted Comprehensive Plan Text for Tax Map parcels 24-4 ((1)) 6B (portion) and 6C that allows an option for mixed use development with conditions. The relevant Parks and Recreation condition is as follows:

“An active recreation area with at least five athletic fields and provision of parking on or adjacent to the site or in a shared parking arrangement with adjacent uses. Facilities should be developed according to Fairfax County Park Authority standards in consultation with FCPA staff. This park should be dedicated to the Fairfax County Park Authority.”

The Development Plan shows only four fields and associated parking. Park Planning staff will continue to work with Department of Planning and Zoning staff and the applicant to ensure that the ultimate development will include five athletic fields and all of the necessary associated parking, as well as complementary park features and amenities, such as a playground and bathrooms.

Board Agenda Item
June 28, 2006

FISCAL IMPACT:

The costs of developing the new park will be borne by the developer. Once the five athletic fields have been constructed and parkland is dedicated, the Park Authority will be responsible for routine maintenance and operation of the site.

ENCLOSED DOCUMENTS:

Attachment 1: EDS/Lincoln Properties Vicinity Map

Attachment 2: EDS/Lincoln Properties Proposed Development

Attachment 3: EDS/Lincoln Properties Requested Dedication

STAFF:

Michael A. Kane, Director

Timothy K. White, Chief Operating Officer

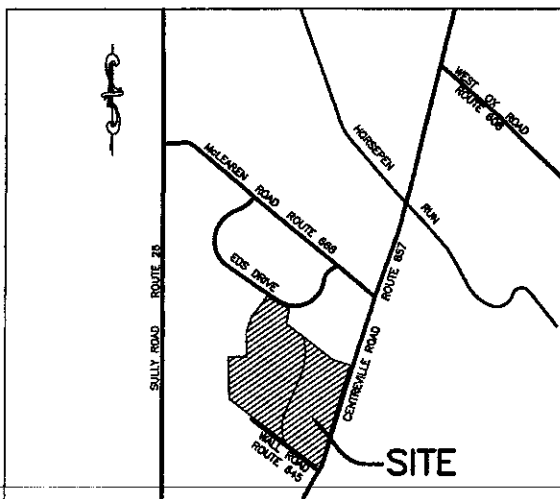
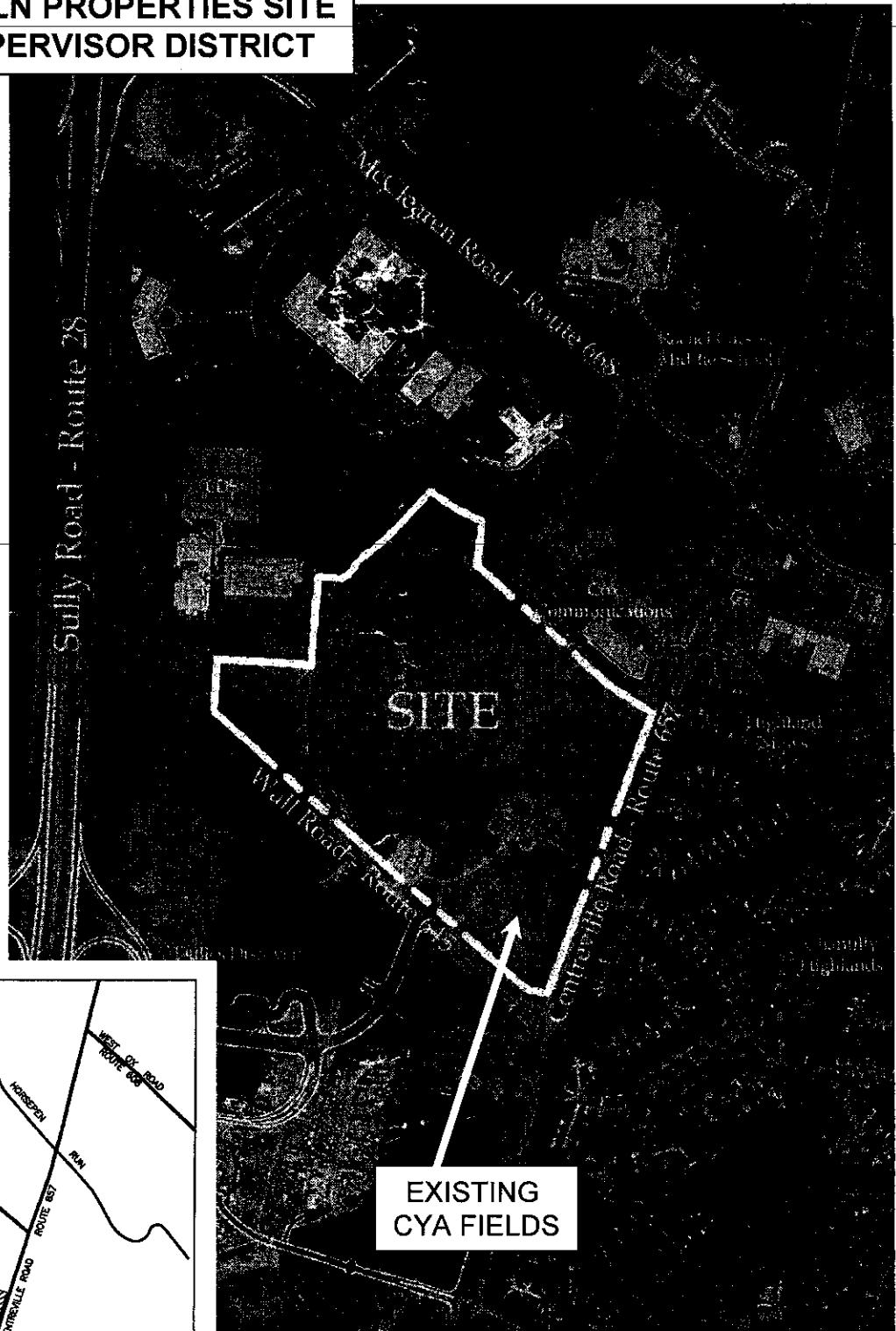
Lynn S. Tadlock, Director, Planning and Development Division

Sandy Stallman, Manager, Park Planning Branch

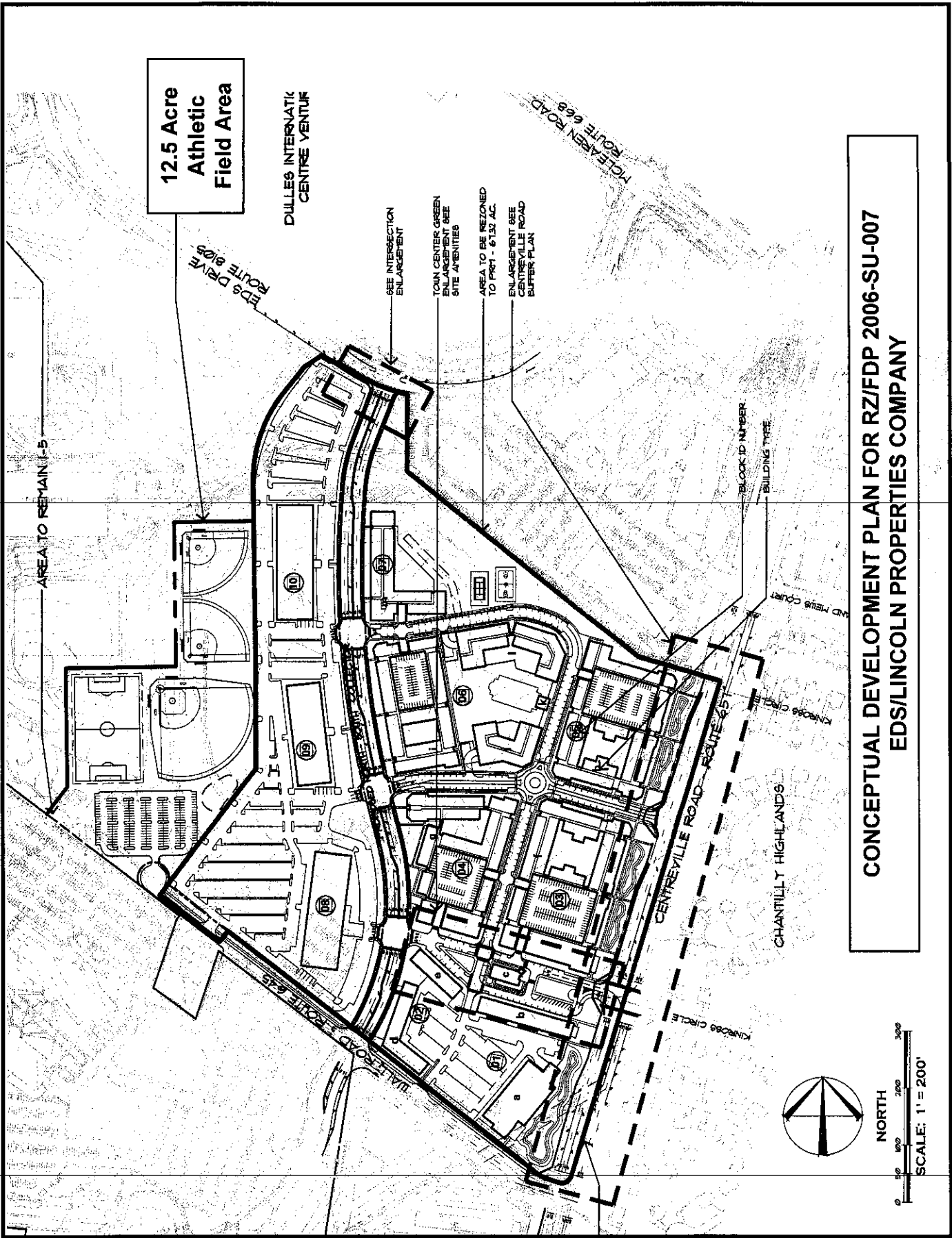
Irish Grandfield, Senior Planner, Park Planning Branch

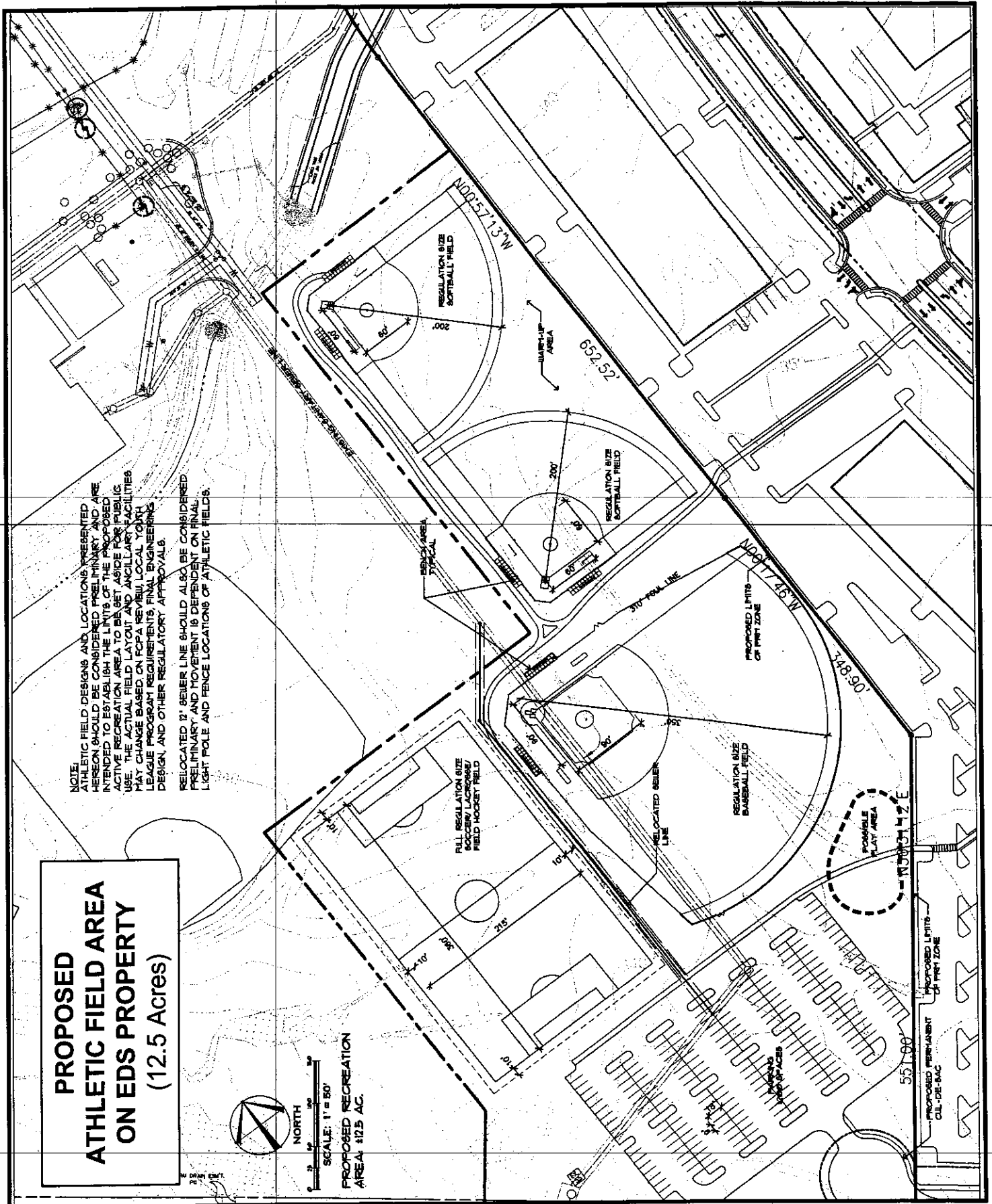
Andrea Dorlester, Senior Planner, Park Planning Branch

VICINITY MAP
EDS/LINCOLN PROPERTIES SITE
SULLY SUPERVISOR DISTRICT



CONCEPTUAL DEVELOPMENT PLAN FOR RZ/FDP 2006-SU-007
EDS/LINCOLN PROPERTIES COMPANY





ADMINISTRATIVE - 3

Approval – Request for Land Dedication for RZ/FDP 2005-MV-036 Kings Crossing
(Mount Vernon District)

RECOMMENDATION:

The Park Authority Director recommends approval of the following summary comments regarding RZ/FDP 2005-MV-036 Kings Crossing:

- The Park Authority requests that the applicant dedicate to the Park Authority approximately 6.5 acres east of an unnamed stream on the property (Requested Dedication, Attachment 2). The requested park area abuts two surplus properties totaling approximately 0.6 acres on Quander Road that belong to the Board of Supervisors. Staff proposes seeking transfer of the BOS properties and combining them with the dedicated lands from this rezoning to create a new public park.
- The Cultural Resource Protection Section researched the history of the property and found that it has a registered architectural site that is named, "Spring Bank." Staff proposes naming the dedicated park "Spring Bank Park."

As presented to and reviewed by the Planning and Development Committee on
June 14, 2006.

ACTION - 1

Approval - Residential Rental Property Rate for Mount Gilead House (Sully District)

ISSUE:

Approval of the residential rental property rate for the Mount Gilead House in the Sully District.

RECOMMENDATION:

The Park Authority Director recommends the Park Authority Board approve the residential rental property rate for the Mount Gilead House in the Sully District.

TIMING:

Board approval is requested on June 28, 2006.

BACKGROUND:

At a public hearing held on March 27, 2006, the Fairfax County Board of Supervisors approved the Mount Gilead property transfer to the Fairfax County Park Authority. The Mount Gilead property is a historic property that has been maintained by the Board of Supervisors as a leased rental residence. The tenant continues to rent the property on a month-to-month basis (at a rate of \$750, with \$700 forgiven in duties). The Mount Gilead House is a two-level house with a total of 2,075 square feet of living space and includes 2 bedrooms and 2.5 bathrooms.

Fairfax County Park Authority Policy 405 Rental Properties on Parklands (Attachment 1) requires that fair market rental rates shall be assessed, as recommended by a qualified appraiser or real estate broker designated by the Park Authority, and shall be adjusted commensurate with the obligations contained in the lease. A Rental Market Value Analysis (Attachment 2) was performed on the subject property by McEneaney Associates, Inc. Three comparable properties were used to determine the rental rate for the Mount Gilead House. McEneaney Associates first submitted a range of \$800-\$950 as the market rental rate for the property. After reviewing the responsibilities and duties of the tenant, McEneaney revised their 2006 rental rate analysis and determined the rental rate is \$800 per month (Attachment 3).

The current tenant, Dr. Ted McCord, has requested that he be allowed to continue renting the property due to his excellent past record with the Board of Supervisors.

Board Agenda Item
June 28, 2006

Dr. Ted McCord is a history professor at George Mason University and is dedicated to preserving this historic site. Mr. McCord has agreed to make the house available and monitor two (2) meetings of the Friends of Historic Centreville (FHC) and two (2) public events (Centreville Days and Mount Air History Day). Mr. McCord's rent will be reduced by \$540 per year, or \$45 per month, for his time spent on these activities. In addition, Mr. McCord wishes to continue mowing the portion of the property within the fence line where he lives (approximately 3 acres), reducing the rental property rate by an additional \$231 per month. The mowing rate is based on the Park Authority's open end mowing contract (\$33 per acre, approximately 28 cuts per year) spread out over a 12 month period.

The resulting rental rate, inclusive of all deductions, totals \$524 per month. Park Authority staff recommends a rental rate of \$524 per month for the Mount Gilead House. Mr. McCord has agreed to the additional responsibilities outlined above. This rate is based on the Rental Market Analysis, tenant duties, and responsibility for the upkeep and historical preservation of the property.

FISCAL IMPACT:

Approval of the Mount Gilead Lease with a rental rate established at \$524 per month will provide annual revenue in the amount of \$6,288 from the residential rental unit.

ENCLOSED DOCUMENTS:

- Attachment 1: Policy 405 Rental Properties on Parkland (distributed on 6/23/06)
- Attachment 2: Rental Market Value Analysis (distributed on 6/23/06)
- Attachment 3: Revised Rental Market Value Analysis (distributed on 6/23/06)
- Attachment 4: Letter from Ted McCord to Mr. Strickland, Dated April 27, 2006
(distributed on 6/23/06)

STAFF:

Michael A. Kane, Director
Timothy K. White, Chief Operating Officer
Lynn S. Tadlock, Director, Planning and Development Division
Kay H. Rutledge, Manager, Land Acquisition and Management Branch
Cindy McNeal, Supervisor, Land Acquisition and Management Branch
James L. Miller, Property Manager, Land Acquisition and Management Branch

Policy 405 Rental Properties on Parklands

The Authority shall manage structures acquired incidentally along with parkland on the basis of the following criteria:

1. Houses and other structures which have been evaluated and determined to be suitable for occupancy or other public uses consistent with park purposes shall be retained, until such time as their continued existence is no longer justified.
2. Houses and other structures suitable for rental purposes shall be retained until the parkland is developed, at which time, if not incorporated in the park development plan, they shall be removed.
3. Houses and other structures located in any park where development is not imminent, but where the house and immediate grounds are compatible with, and incorporated as part of, an approved park development plan, may be rented in accordance with the following classification of living quarters:

Class I. Houses, facilities or living accommodations, whether or not open to the general public, which should be occupied for purposes of operations or protection of Park Authority-owned facilities, may be rented to an Authority employee, a county employee or the general public provided the tenant has the skills, training and experience to carry out the required facility management functions.

Preference for occupancy of Park Authority residential quarters be given to Authority employees who are in Fairfax County's personnel classification system as Grade 20 or below, except for park managers who choose to live in the park for which they have management responsibility. However, no Authority employee shall be required to accept any such housing as a condition of employment. Any other exceptions to the Grade 20 rule recommended by the Director of the Authority will be brought to the Board for approval.

Class II. Houses on parkland acquired pursuant to provision for life tenancy or other occupancy agreements with the previous property owner may continue to be occupied by the designated life tenants where such use will not unreasonably or unduly restrict the public purpose for which the park was acquired.

4. Fair market rental rates shall be assessed, as recommended by a qualified appraiser or real estate broker designated by the Authority, and shall be adjusted commensurate with the obligations contained in the lease. Rental rates shall be reassessed and adjusted in accordance with market conditions at a minimum of three year intervals; interim rental adjustments shall be made by the Park Authority Board based on the rental rate numbers prepared by the County's Office of Management and Budget.

In support of this policy, staff shall take such measures as necessary to ensure compliance with approved implementation procedures.

Revised and adopted September 27, 2000



Rental Market Value Analysis

**5714 Mount Gilead Road
Centreville, Virginia 22020**

Prepared by:

**MARILYN CANTRELL
Associate Broker,
ABR, CRS, GRI, SRES
McEneaney Associates
1320 Old Chain Bridge Road
McLean VA 22101**

Office (703) 790-9090, Ext 246

**marilyn@marilyncantrell.com
www.mceneaney.com**

**5714 Mount Gilead Road
Centreville, Virginia 22020**

Front Exterior



Rear Exterior



	Subject	Comparable 1	Comparable 2	Comparable 3
Address	5714 Mt Gilead Rd Centreville 22020	11409 Park Dr Fairfax 22030	131 Wilmar Pl, NW Vienna 22180	1001 Elden St Herndon 20170
Proximity to Subj		within 6 miles	within 12 miles	within 12 miles
Rent Price/Month		\$1,500	\$1,400	\$995
Lease Date		7/22/2005	8/4/2005	2/24/2006
Property Style	Sears Bung + addn	Cape Cod	Sears Bungalow	Farm House
Number of Levels	2	3	2	2
Property Condition	Average	Above Average	Average	Below Average
Park/Public Access	No/Yes	No/No	No/No	No/No
Square Feet	2,075	2,055	1,407	1,812
Total Rooms	8	8	6	6
Bedrooms	2	3	2	3
Bath	2.5	1	1	1.5

Comments on Market Data:

Subject –Historic home with several additions in average condition, on 3+ acres. Typically a tenant would be responsible for upkeep of yard, cleaning gutters, cleaning the house and repair of any items broken or damaged by them.

The above comparables were used to determine market value range with adjustments made. No adjustment made for tenant participation with archaeological investigation or historical research as that is beyond the scope of renting and caring for a property.

Comparable #1 – positive adjustment for amenities; negative adjustment for location/setting, daily inspection by tenant, tenant availability for open house and condition.

Comparable #2 – positive adjustment for amenities and square footage; negative adjustment for location/setting, daily inspection by tenant and tenant availability for open house.

Comparable #3 - positive adjustment for amenities, condition and square footage; negative adjustment for location/setting, daily inspection by tenant, tenant availability for open house

Indicated Range for Gross Monthly Market Rental of Subject Property: \$800-950

Marilyn Cantrell
Associate Broker
ABR, CRS, GRI, SRES

Date

Comparable 1: 11409 Park Dr Fairfax



Comparable 2: 131 Wilmar Pl, NW Vienna



Comparable 3: 1001 Elden St Herndon



CERTIFICATION AND STATEMENT OF LIMITING CONDITIONS

CERTIFICATION

The Realtor certifies and agrees that:

- 1. The Realtor has no present or contemplated future interest in the property analyzed and neither the employment to make the report, nor the compensation for it, is contingent upon the analyzed value of the property;*
- 2. The Realtor has no personal interest in or bias with respect to the subject matter of the report. The estimate "Rental Market Value" in the report is not based in whole or in part upon race, color or national origin of the prospective occupants of the property analyzed, or upon the race, color or national origin of the present occupants of the properties in the vicinity of the property analyzed;*
- 3. All contingent and limiting conditions are contained herein; and*
- 4. All conclusions and opinions concerning the real estate that are set forth in the report were prepared by the Realtor whose signature appears in the report. No change of any terms in the report shall be made by anyone other than the Realtor, and the Realtor shall have no responsibility for any such unauthorized change.*

CONTINGENT AND LIMITING CONDITIONS

The certification of the Realtor appearing in the report is subject to the following conditions and to such other specific and limiting conditions as set forth by the Realtor in the report:

- 1. The Realtor assumes no responsibility for matters of a legal nature affecting the property analyzed or the title there to, nor does the Realtor render any opinion as to the title, which is assumed to be good and marketable;*
- 2. The Realtor has made no survey of the property;*
- 3. The Realtor is not required to give testimony or appear in court because of having made the report with reference to the property in question, unless arrangements have been made thereof;*
- 4. The Realtor assumes no responsibility for conditions that a professional home inspection or engineering report would discover or any hidden or unapparent conditions to the property, subsoil, or structures, which would render it more or less valuable;*
- 5. Information, estimates and opinions furnished to the Realtor, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished the Realtor can be assumed by the Realtor;*
- 6. Neither all, nor any part of the content of the report, or copy thereof (including conclusions as to the property rental value, the identity of the Realtor, professional designations, reference to any professional realtor organizations, or the firm with which the Realtor is affiliated), shall be used for any purposes by any one but the client specified in the report. Nor shall report be conveyed to the mortgagee or its successors and assigns, mortgage insurers consultants, professional appraisal organizations, any State or any state or federally approved financial institution, any department, agency, or instrumentally of the United States or any state or the District of Columbia, without the previous written consent of the Realtor; nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales or other media, without the written consent and approval of the Realtor.*

REALTOR: _____

DATE: _____

MARILYN CANTRELL
ASSOCIATE BROKER
ABR, CRS, GRI, SRES

	Subject	Comparable 1	Comparable 2	Comparable 3
Address	5714 Mt Gilead Rd Centreville 22020	11409 Park Dr Fairfax 22030	131 Wilmar Pl, NW Vienna 22180	1001 Elden St Herndon 20170
Proximity to Subj		within 6 miles	within 12 miles	within 12 miles
Rent Price/Month		\$1,500	\$1,400	\$995
Lease Date		7/22/2005	8/4/2005	2/24/2006
Property Style	Sears Bung + addn	Cape Cod	Sears Bungalow	Farm House
Number of Levels	2	3	2	2
Property Condition	Average	Above Average	Average	Below Average
Park/Public Access	No/Yes	No/No	No/No	No/No
Square Feet	2,075	2,055	1,407	1,812
Total Rooms	8	8	6	6
Bedrooms	2	3	2	3
Bath	2.5	1	1	1.5

Comments on Market Data:

Subject – Historic home with several additions in average condition, on 3+ acres. Typically a tenant would be responsible for upkeep of yard, cleaning gutters, cleaning the house and repair of any items broken or damaged by them. The daily inspection and availability for tours of property are not typically expected of a tenant so an adjustment was given for these items.

The above comparables were used to determine market value range with adjustments made. No adjustment made for tenant participation with archaeological investigation or historical research as that is beyond the scope of renting and caring for a property.

Comparable #1 – positive adjustment for amenities; negative adjustment for location/setting, daily inspection by tenant, tenant availability for open house and condition.

Comparable #2 – positive adjustment for amenities and square footage; negative adjustment for location/setting, daily inspection by tenant and tenant availability for open house.

Comparable #3 - positive adjustment for amenities, condition and square footage; negative adjustment for location/setting, daily inspection by tenant, tenant availability for open house

Indicated Range for Gross Monthly Market Rental of Subject Property: \$800

Marilyn Cantrell
Associate Broker
ABR, CRS, GRI, SRES

Date (rev 5/15/06)

27 April 2006
5634 Mt. Gilead Road
Centreville, VA 20120
703.222.7338

Dear Mr. Strickland,

Back in March I was happy to have had the opportunity to show you and the other county officials around Mount Gilead. Hopefully, everyone came to the same conclusion that Supervisor Michael Frey has long embraced—that Mount Gilead has great potential as an historical site. At that time, you asked me to inform you if my new lease with the Park Authority did not seem right. Unfortunately, I fear that this is the case.

On Tuesday, Cindi McGill, who is helping to draw up the agreement, told me that the leasing office will recommend that my monthly rent be increased to \$850 per month. She knew I would be shocked because this represents a 1700% rise in my rent. The reason seems to be that the Facilities Management Department, my current landlord, decided not to allow the Park Authority use of the lawnmower; nor had the Park Authority budgeted for one. Thus, they plan to either hire an outside mowing service or to use Park personnel to cut both the Mount Gilead lawn and the rough overgrowth area outside the Mount Gilead fence line. This means that the major part of my rent reduction is eliminated. It is true that I have better things to do than mow, but it is also true that I cannot afford such a rental increase. I have offered to purchase, at my own expense, a heavy-duty mower, if the county will service it; when I leave Mount Gilead I may agree to give it to the Park Authority. This would bring down my monthly rent to about \$200 or \$250 per month. This means that I would continue to mow the lawn inside the fence, which is a little more than half the total property. I cannot mow beyond the fence because it is a more difficult and even dangerous terrain; furthermore, I simply do not have the time to mow more than the lawn which sometimes takes as long as eight hours over two days. This also means that the Parks can reduce their commercial mowing costs.

Their formal proposal is expected to go before the Park Authority Board on 10 May. The Park leasing office, just as Facilities Management, has granted me rent reductions for custodial services and for general security of the property. But there are also numerous miscellaneous tasks that I perform, some of which I have not counted in the six-month balance sheets that I have provided Facilities Management over the years. Most meetings and events of the Historic Centreville Society are held at Mount Gilead, plus activities surrounding Old Centreville Day, individual and group tours through the house and grounds, the continuing process of historical research, frequently hauling away large broken tree limbs following strong winds or heavy snow, spraying for poison ivy, pruning shrubbery, and being on hand to organize and direct events—all of these reflect the sporadic nature of caring for an historical site. At the same time, there are frequent knocks at the door from people who either want information about the place, or an immediate tour. When it is convenient, I comply. Finally, the telephone calls at home and the e-mail at work are often related to Mount Gilead.

As for my personal finances, I am not the double-income family upon which real estate values are partly based in this county. Nor am I a tenured professor at George Mason University; rather, I have a term appointment which must be renewed each year—a rent of \$850 amounts to about one third of my gross salary. In addition, I have always paid the utilities, but the increase in electricity rates and the soaring price of fuel oil have made it necessary, at times, to go into debt. The antiques and other furnishings in the house reflect my taste, but not my wealth, for many are family pieces that I inherited from my mother.

At present, I have been awarded a grant to write a book. It is a rare opportunity that releases me from most teaching, although it only covers my GMU salary, and I must take full advantage of this time to concentrate on my work. Thus, I hope the matter of my rent will be reconciled fairly, for I cannot afford to jeopardize my professional future by moving at this time. Having lived in the area most of my life, I have a deeper appreciation for the preservation of our cultural heritage that even goes beyond my historical and archaeological background. I hope that I have made a contribution to Mount Gilead over the last nine years and that my record is a proven quantity. Most people seem to appreciate the colonial revival décor with which I have appointed the house.

Finally, I suggest that few people would be content to rent this house at the going rate of the real estate assessment, which does not take into account that one must purchase a stove and refrigerator, that there is no clothes washer or dryer, that there is no dishwasher, that the water pressure is weak when taking showers, and that faucets leak. Above all, the house has very little insulation, and the heating system is inefficient leaving the upstairs quite cold in the winter. Indeed, last winter was one of the few during which the furnace did not go out. The living room fireplace, which was lined in 1999, has been absolutely essential at those times and has made it possible to hold meetings there whenever the weather is cold or chilly.

I'm sorry to trouble you with all this, but it is a matter of deep concern to me. Thank you for your time and consideration, and please call me if you have questions.

Sincerely yours,


Ted McCord

CC. Supervisor Michael Frey

ACTION - 2

Renaming of Fox Mill District Park as Fred Crabtree Park (Hunter Mill)

ISSUE:

Renaming of Fox Mill District Park as Fred Crabtree Park.

RECOMMENDATION:

The Park Authority Director recommends the renaming of Fox Mill District Park as Fred Crabtree Park. To enable this designation, it is further recommended that due to the unique and substantial contributions of Mr. Crabtree, *Policy 106 Naming of Parks, (Attachment 1)* be waived in order to provide this recognition during his lifetime.

TIMING:

Board action is requested on June 28, 2006.

BACKGROUND:

Frederick M. Crabtree served with distinction on the Fairfax County Park Authority Board from 1969 to 1992, including service as Chairman from 1977 to 1978. During his tenure, he also served as Vice Chairman and Secretary/Treasurer.

During his time on the Board, Mr. Crabtree was instrumental in acquiring, expanding and developing numerous parks and facilities, including Fox Mill District Park, Pedersen Lane Park, Nottoway Park, Frying Pan Park, Clarks Crossing Park, Floris School Site, Baron Cameron Park, Lahey Lost Valley Park, Lake Fairfax Park and many others throughout Fairfax County.

Mr. Crabtree sought to preserve and protect parklands with historical and cultural significance and continues to serve on the Founders, Benefactors, Supervisors and Friends of Frying Pan Park, Inc. where he has done so for close to 40 years.

In 1988, he created the Elly Doyle Service Award to recognize a citizen's or group's superior contributions to the preservation of County parkland, natural preserves and recreation areas.

In 1993, he was honored with the Outstanding Public Officer Award by the National Association of County Park and Recreation Officials.

Board Agenda Item
June 28, 2006

A popular sports activist in Vienna, he is affectionately known as Mr. Baseball for his role as a founding father of boys and girls Little League in the town, as well as the girl's softball, pigtail/ponytail baseball and basketball programs. He has touched the lives of thousands of children as a coach and leader of athletic organizations.

Today, at the age of 90, Mr. Crabtree continues to remain active in organized sports and community activities and continues to work closely with the staff of the Park Authority. His lifelong efforts and dedication have made a lasting contribution to the Fairfax County Park Authority and a countless number of citizens.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Policy 106 Naming of Parks

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Policy 106 Naming of Parks

Attachment 1

As a general policy, parks shall be named in accordance with geographical, historical or ecological features indigenous to the park site or to the immediate vicinity of the site. Parks may be named for an individual under the following conditions:

- a. Where the individual has made a significant gift of land to the Authority, or
- b. In memoriam for an individual who has made a significant contribution to the Fairfax County park system.

Recreational facilities or resource management areas within a park may be named for a corporation or an individual, living or deceased, who:

- a. Has made a significant contribution to the protection of natural, cultural, or horticultural resources of the Fairfax County park system, or
- b. Has substantially contributed to the advancement of commensurate types of recreational opportunities within the Fairfax County park system, or
- c. Has made a significant contribution to the betterment of a specific park, consistent with the established criteria and standards for the designated park classification.

In support of this policy, nominations for naming parks, recreational facilities or resource management areas shall be evaluated on the basis of the above criteria and upon appropriate documentation.

Revised and adopted October 28, 1998

ACTION - 3

Lorton Road Alignment at Laurel Hill (Mount Vernon District)

ISSUE:

Realignment of Lorton Road as shown on the Fairfax County Comprehensive Plan.

RECOMMENDATION:

The Park Authority Director recommends Park Authority Board concurrence with the conceptual Lorton Road Southern Alignment (Attachment 1) proposed by the Office of Transportation and generally in accordance with the adopted Laurel Hill Conceptual Development Plan. While not supportive of the road alignment through parkland, the Board would agree to not oppose the proposed four-lane improvement. If approved, this alignment may require dedication of a portion of Laurel Hill parkland in parcel C - Nike Control Site.

TIMING:

Board action is requested on June 28, 2006, to allow Office of Transportation staff to maintain their project schedule for design of this road segment.

BACKGROUND:

On September 3, 2003, the Laurel Hill Ad Hoc Committee expressed concern that the Fairfax County Comprehensive Plan proposed Lorton Road as a six (6) lane facility¹ through parkland. The Committee's preference was relocation of Lorton Road outside of the proposed park boundaries stating that the road had a divisive and negative impact on the park area. Staff directed the project's transportation consultant to explore alternative alignments and scheduled a meeting with representatives of the Fairfax County Department of Transportation (DOT) and other County staff members to determine what options were available to either reduce the number of lanes or to realign Lorton Road.

DOT commissioned a study with a traffic engineering consultant HNTB, in collaboration with the planning firm EDAW, to determine which alignments would best suit the proposed uses in the Park Authority-approved Conceptual Development Plan (CDP) for

¹ Comprehensive plan for the Laurel Hill Community Planning Sector states that "...Lorton Road to the west to the existing Lorton Road and Furnace Road split, should be initially constructed as a 4-lane section; however right-of-way for a 6-lane section should be provided to allow potential widening if necessary in the future."

Board Agenda Item
June 28, 2006

Laurel Hill, as well as design speed and number of lanes necessary for Lorton Road realignment.

This study determined that the number of lanes required for Lorton Road could be reduced from six (6) lanes to four (4) lanes and the design speed could be 45 mph. Several road alignment options were considered, the majority of which were variations on the layout shown on the approved Laurel Hill CDP which recognized the Comprehensive Plan requirement despite its impact on parkland.

On May 23, 2006, representatives from DOT, DPZ and the Park Authority met to discuss the preferred alignment for Lorton Road. It was agreed that an alignment similar to that shown on the Park Authority master plan alignment was the only option that could be agreed to by all parties. The "Southern Alignment" shown on Attachment 1 requires routing the proposed road improvement through land currently owned by the Board of Supervisors (BOS), which is planned for public uses including an indigent cemetery. To use the BOS land for road purposes, thereby reducing the impact on parkland planned for active recreation, it was suggested that approximately six (6) acres at the north end of the Nike Control site (Attachment 2) could be used as the future cemetery site. There are no active park uses planned for that area. Park Authority staff notified staff from DOT and DPZ that the recommended alignment would need the approval of the Park Authority Board before any further plans could be developed.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Recommended Preferred Option

Attachment 2: Proposed Indigent Cemetery Location

STAFF:

Michael A. Kane, Director

Timothy K. White, Chief Operating Officer

Lynn Tadlock, Director, Planning and Development Division

Kirk Holley, Manager, Special Projects Branch

Kelly Davis, Project Manager, Special Projects Branch

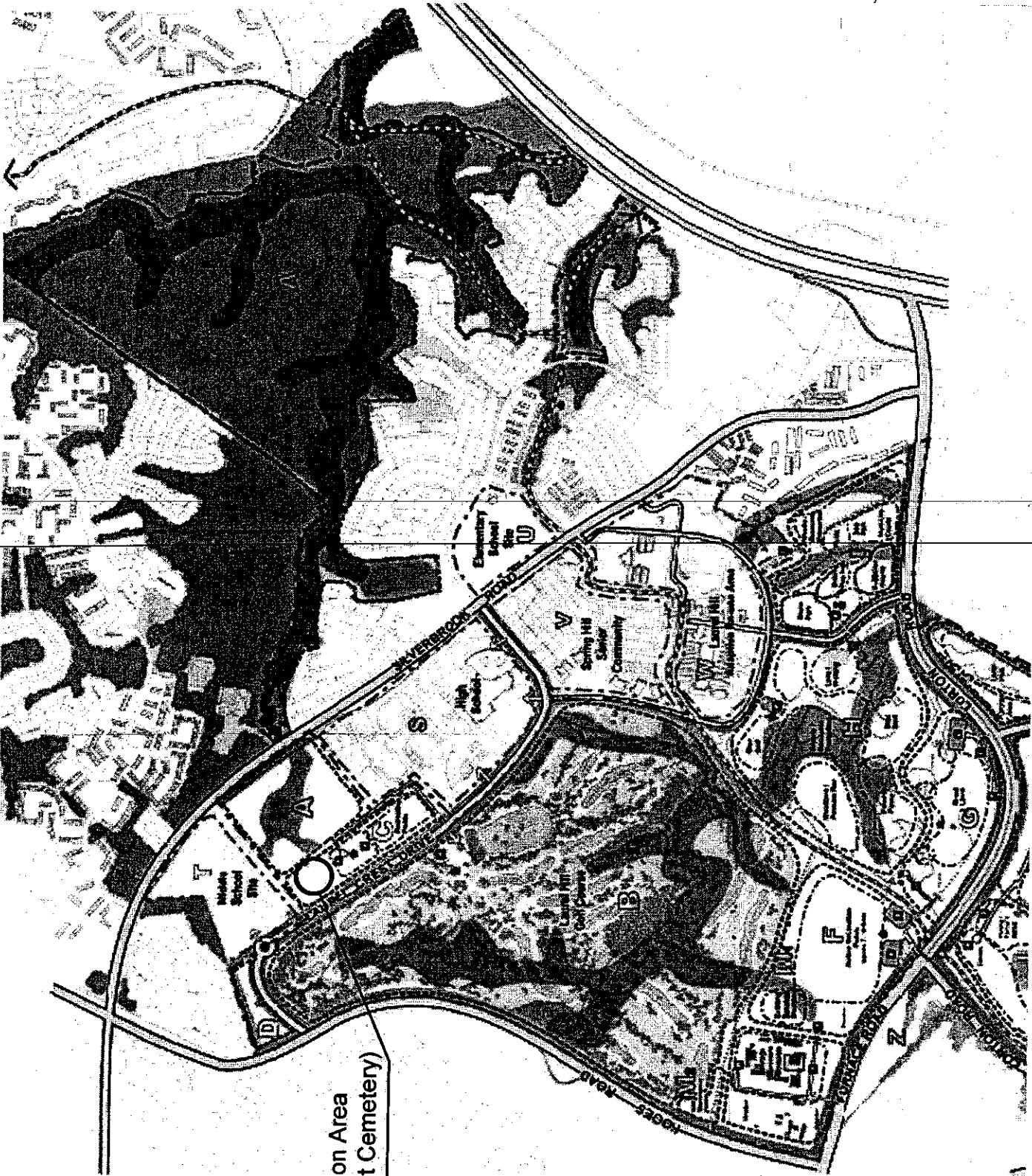


Attachment 1

Southern Alignment - Preferred Option



Laurel Hill Park



Dedication Area
(Indigent Cemetery)

ACTION - 4

Contract Award – Design Services for North Twin Lakes Dam Repair (Springfield District)

RECOMMENDATION:

The Park Authority Director recommends approval of a contract award to WSA of Fairfax, Virginia, in the amount of \$159,775.14 for an assessment of the existing dam, preparation of design and construction documents, and securing all permits required for rehabilitating the North Twin Lakes dam and outlet structure. In addition, the Director recommends reserving \$15,978 or ten (10) percent of the contract award for contract contingency, and \$12,782 or eight (8) percent of the contract award for administrative costs, as presented to and reviewed by the Planning and Development Committee on June 14, 2006.

ACTION - 5

Scope Approval – Grouped Athletic Field Lighting – Baron Cameron Park, Martin Luther King Jr. Park and Nottoway Park (Hunter Mill, Mount Vernon and Providence Districts)

RECOMMENDATION:

The Park Authority Director recommends approval of the project scope to design and install replacement athletic field lighting systems for six (6) fields located at Baron Cameron Park, Martin Luther King Jr. Park and Nottoway Park, as presented to and reviewed by the Planning and Development Committee on June 14, 2006.

ACTION - 6

Scope Expansion Providence RECenter HVAC Improvements (Providence District)

RECOMMENDATION:

The Park Authority Director recommends the Park Authority Board approve the scope expansion of the Providence RECenter HVAC Improvements project to include the installation of an Ultra-violet light disinfection system and replacement of the ceiling in the large meeting room, as presented to and reviewed by the Planning and Development Committee on June 14, 2006.

Board Agenda Item
June 28, 2006

ACTION - 7

Approval - Lease Agreements with the Arts Council of Fairfax County and the Northern Virginia Conservation Trust for the Fred M. Packard Center (Mason District)

RECOMMENDATION:

The Park Authority Director recommends that the Park Authority Board approve the lease agreements with the Arts Council of Fairfax County and the Northern Virginia Conservation Trust for the Fred M. Packard Center, as presented to and reviewed by the Planning and Development Committee on June 14, 2006.

INFORMATION - 1

Board Meeting Schedule

In the fall of 2005, in response to certain members of the Board expressing a desire to reduce the number of meetings where possible, without sacrificing the opportunity to engage with staff and to take action on matters brought before the Board in an expedient manner, staff developed options for the Board to consider that would amend its meeting schedule.

In November 2005, the Park Authority Board requested a provisional trial period of a revised meeting schedule, consisting of two meetings per month, on the second and fourth Wednesday of the month. Both Committee and Board meetings take place on those days.

This trial period was to be effective January 2006 through June 2006, and was to be revisited by the Park Authority Board at its first meeting in June 2006.

At the June 14, 2006 Executive Committee meeting, staff received comments regarding the current schedule. Based on those comments, staff recommends the following meeting schedule, as outlined in Attachment 1. Under this schedule, the Executive Committee would meet on the first Wednesday of each month, with the remaining committees meeting on the second and fourth Wednesdays. Board meetings would continue to take place on the second and fourth Wednesdays of the month.

In addition, the Board facility tours, currently scheduled for the third Wednesday of each month, would be moved to the first Wednesday of the month, immediately preceding the Executive Committee meetings, which would begin at 2:30 p.m.

Unless otherwise directed, this revised schedule will become effective in September 2006. For the month of July, due to the holiday on July 4, the Executive Committee will continue to meet on the second and fourth Wednesday of the month.

ENCLOSED DOCUMENTS:

Attachment 1: New Meeting Schedule effective September 2006

Board Agenda Item
June 28, 2006

STAFF:

Michael A. Kane, Director

Timothy K. White, Chief Operating Officer

Elisa Lueck, Manager, Strategic Initiatives and Policy Development

Fourth Wednesday
Committee Meetings followed by Board Meeting
<i>As-needed Committee meetings</i> Administration, Management, and Budget Committee Resource Management Committee

First Wednesday	Second Wednesday
<i>Standing Committee meeting</i> Executive Committee	Committee Meetings followed by Board Meeting <i>Standing Committee meeting</i> Planning and Development Committee <i>As-needed Committee meetings</i> Park Operations Committee Park Services Committee

Other Committees which meet on an as-needed basis: Diversity and Succession Committee; Elly Doyle Park Service Award Committee; Funding Policy and Bond Committee; Strategic Planning and Initiatives Committee

Summary

Board meets twice per month

Executive Committee meets on the first Wednesday of each month, beginning at 2:30 p.m.

Committee meetings (other than Executive Committee) occur on both the second and fourth Wednesday prior to each Board Meeting

Start time of Committee meetings will vary, depending on depth and breadth of Committee meeting agenda

Planning and Development Committee would begin at 5:00 p.m., in order to allow for sufficient meeting time prior to 7:30 p.m. Board meeting

Considerations

Allows for Board action on items twice per month

Combining Committee and Board meetings on both Wednesdays could result in extended meeting time, particularly at the first Wednesday meeting

Note

During November and December, Committee meetings would take place on the first Wednesday of the month, with both Committee and Board meetings taking place on the second Wednesday

Board Agenda Item
June 28, 2006

INFORMATION - 2

Transfer of Lake Accotink and lake Fairfax to Leisure and Wellness Branch

Presented to and reviewed by the Park Services Committee on June 14, 2006.

INFORMATION - 3

Deferred Revenue and Management of Expiring Passes

Presented to and reviewed by the Park Services Committee on June 14, 2006.

INFORMATION - 4

Cub Run RECenter Update

Presented to and reviewed by the Planning and Development Committee on June 14, 2006.
